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Members Present: Dr. Leonard L. Hamlin, Michael Spotts, Shelynda Brown, Robert Bushkoff, Dave Leibson, Kathryn Scruggs, Linda Kelleher, Steve Sockwell, Umair Ahsan, Candice Rose, Ori Weisz, Saul Reyes, Richard Donohoe, Dave Peterson,

Staff Present: Marsha Allgeier, Russel Danao-Schroeder, Jennifer Daniels, Joel Franklin, Cynthia Stevens, Rolda Nedd.

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**1. Welcome and introductions**

Michael Spotts called the meeting to order at 6:35 pm.

**2. Approval of February 27<sup>th</sup> meeting notes**

Michael Spotts moved for approval of meeting notes, Robert Bushkoff seconded and all members were in favor.

**4. Communications Plan overview** – Agnes Artemel of Artemel and Associates provided an overview of the Communications Plan (handout).

**3. Housing Needs Analysis: ACS Survey Data**

Lisa Sturtevant and Jeanette Chapman tagged- teamed the presentation of data from the American Community Survey (ACS). Jeannette Chapman explained what level, type of data and how ACS data is organized. The purpose of the data analysis at this point is to determine what gaps exist and also to determine needs and priorities.

Working group members made the following observations from the demographics section of the presentation:

Demographics:

- Less family-size housing may be needed as there are more younger and older age persons according to the population data
- may need more diversity in the types of housing to meet needs of different population
- the growth trend in the 33-55 age group shows slower growth which may indicate less demand for transitional housing

Income

- Based on income patterns Arlington is a little better off than the region in terms of median income.
- There was less of a decrease in income at the \$60,000 income range, but a greater increase in the number of persons earning \$200,000. This may cause less support for affordable housing programs.
- the workforce will have a hard time finding affordable housing
- housing stock is changing perhaps as a result of more income, more teardowns and rebuilding of single family homes
- 39% of Arlington residents spend over 30% of their income on housing, this is not a huge shift from 2000
- 18-34 year olds spend more than 30% of their income on housing.

Homeownership has decreased about 8% and 24% of homeowners are spending more than 30% of their income on housing.

- 20% of renters under 60% of AMI.

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Q: Are results here controlled by mortgage lending ratios? A: There are many other factors, many ways to look at the data. Q: How does this compare nationwide, how does it compare to other small towns? A: Would need to look at data spatially.

- 43% of seniors spend more than 30% of income on rent but seniors are a smaller percentage of overall pop 2400 of 12,000 households

Q: Can we determine how this has changed over time? Does the data set give information on median income at 40% and lower? J. Chapman indicated that the data can be dissected however it's needed. Q: Does PG county and other jurisdictions also factor into the region as well? A: yes

- 58% of Persons with disabilities spend more than half of their incomes on rent.

Q: Do you have same data for families with children? A: Pg 17 of the data report shows absolute numbers and shares. In the larger set of tables we do same tables for different family types.

Q: What percentage of persons with disabilities are being used, as this varies depending on data source. A: Disabled households comprise about 14% of total households about 6,000 persons. ACS was the primary source of data used and it is all self reported.

Doris commented that it would be useful to divide the disabled population to identify seniors and non-seniors; and also to divide by physical disability and mental disability to get an idea of cost burden for those who need housing. Is there any information on the use of public transportation? L. Sturtevant indicated that this may be one limitation/gap in the available data.

Out-migrant Households- do we know about characteristics of people who move into the region/area? A: There is some limited information.

L. Sturtevant asked what other data is needed?

Katherine Scruggs – commented on the growth in the school population and how to account for this given the population pattern of growth among the young single population. She suggested that there may be need to look at school enrollment data, there is a shift away from private schools and demand for public school spaces has increased. We will need to look at historical data to project the demand in the future.

Linda Kelleher asked whether there is any data that data that relates to types of jobs and salaries, would this be analyzed. A: yes

Dave Leibson commented that there is a need to look at supply side of housing production compared with population growth.

Update on Survey: The survey will be conducted beginning in April and continue into May. Preliminary results will be available by the June meeting. Q: There are often no land lines in households with young people, how will this be handled? A: The polling company is using cell phone numbers and although these numbers maybe out of state, there is no way to avoid this. Q: will the survey be available online? A: Not for the general public, but if someone who is selected by phone, requests to take it online, they will be directed to do so.

## 5. Task Force Reports

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- a. Homeownership - Richard Donohoe reported that the task force was finalizing its recommendations which will be presented to the larger group at the next meeting.
  - b. Geographic distribution – Michael Spotts indicated that there was nothing new to report
  - c. Financing Strategies - Michael Spotts gave report from Doris Topel-Gantos, indicating that the group met and continued discussion on several tools. Other discussions to take place including municipal bonds, AHIF funding, TIF and overall discussion on cost effectiveness in the delivery of housing. Hope to meet again and possibly have report by May.
6. Subcommittee reports
- a. Needs Analysis – the group met and reviewed the survey instrument provided by the consultant. They also reviewed the plan for program assessment and plan to communicate via email to provide comments.
  - b. Civic Engagement – Linda Kelleher reported that the group met with Agnes Artemel and reviewed the draft Communications Plan; will meet prior to next meeting of working group at 6 pm to look at implementation of the plan and how to get communication out.

Wrap up, take away, next steps:

Michael Spotts commented that looking at the data highlighted how much we do not know but how important it is to have data. Dave Leibson commented that we are starting to understand the demographics and the needs; and that the survey is important to capture data that we do not have. Linda Kellerher commented that percentages are enlightening, but having actual numbers is more useful and that these should be included in the reports. Q: Dave Leibson asked whether any work is taking place on the supply side of housing and what is the timeline for this part of the report? A: Lisa Sturtevant responded that this is part of the needs analysis that was started today and more information/data would be available May-June.

Announcements:

- Michael Spotts gave an update on Tax reform and the possible movement on housing finance reform, including affordable housing, rental and homeownership.
- Kathryn Scruggs indicated that the Civic federation is discussing a proposal to lower tax rate by 3%.

Meeting Adjourned at 8:20